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Map

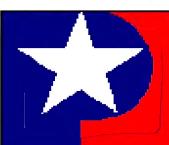
Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

 APPRAISED: 1,172,400 / 1,172,400  
 USE VALUE: 1,172,400 / 1,172,400  
 ASSESSED: 1,172,400 / 1,172,400

**Patriot**  
 Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		LOCKELAND AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PRENDERGAST DIANE	
Owner 2: PRENDERGAST THOMAS J/ TRUSTEE	
Owner 3: SIRANOUSH FRANCES WEISBERG TR	

Street 1: 108 FARNHAM ST

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N

Postal: 02478 Type:

**PREVIOUS OWNER**

Owner 1: PRENDERGAST DIANE--ETAL -

Owner 2: WEISBERG FRANCES -

Street 1: 108 FARNHAM STREET

Twn/City: BELMONT

St/Prov: MA Cntry

Postal: 02478

**NARRATIVE DESCRIPTION**

This parcel contains .21 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2723 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9165		Sq. Ft.	Site		0	90.	0.76	10									625,459						625,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	9165.000	541,500	5,400	625,500	1,172,400		80726
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

PREVIOUS ASSESSMENT								Parcel ID	126.0-0001-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	541,500	5400	9,165.	625,500	1,172,400		Year end	12/23/2021
2021	104	FV	517,500	5400	9,165.	625,500	1,148,400		Year End Roll	12/10/2020
2020	104	FV	517,600	5400	9,165.	625,500	1,148,500	1,148,500	Year End Roll	12/18/2019
2019	104	FV	398,900	5400	9,165.	660,200	1,064,500	1,064,500	Year End Roll	1/3/2019
2018	104	FV	398,900	4700	9,165.	486,500	890,100	890,100	Year End Roll	12/20/2017
2017	104	FV	374,700	4700	9,165.	465,600	845,000	845,000	Year End Roll	1/3/2017
2016	104	FV	374,700	4700	9,165.	430,900	810,300	810,300	Year End	1/4/2016
2015	104	FV	328,300	4700	9,165.	361,400	694,400	694,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.		Date
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
PRENDERGAST DIA	1026-184		12/16/2015	Convenience		1	No	No	Siranoush Frances Weisberg dod	4/18/2020	
	1026-184		2/1/1987		20,000	No	No	A			

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
6/21/2018	858	Heat App						HVAC in Attic for	12/2/2017	MEAS&NOTICE	HS	Hanne S													
8/28/2014	1064	Add Bath	15,000		8/28/2014			Add third floor ba	8/28/2014	Info Fm Prmt	PC	PHIL C													
9/25/2002	796	Siding	28,000	C				VINYL SIDING	12/13/2008	Meas/Inspect	197	PATRIOT													
5/23/1997	274	Manual	5,700					REROOF	2/6/2003	External Ins	PM	Peter M													
									12/6/1999	Inspected	267	PATRIOT													
									11/17/1999	Mailer Sent															
									11/4/1999	Measured	263	PATRIOT													
									8/4/1992		JK														
									Sign:	VERIFICATION OF VISIT NOT DATA															

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>														
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average																							
Sty Ht:	2A - 2 Sty +Attic		A Bath:	1	Rating:	Good																							
(Liv) Units:	2	Total:	2																										
Foundation:	2 - Conc. Block		3/4 Bath:	Rating:																									
Frame:	1 - Wood		A 3QBth:	Rating:																									
Prime Wall:	4 - Vinyl		1/2 Bath:	Rating:																									
Sec Wall:			A HBth:	Rating:																									
Roof Struct:	1 - Gable		OthrFix:	Rating:																									
Roof Cover:	1 - Asphalt Shgl		<b>OTHER FEATURES</b>																										
Color:	WHITE		Kits:	2	Rating:	Average																							
View / Desir:			A Kits:	Rating:																									
<b>GENERAL INFORMATION</b>						Fpl:	2	Rating:	Average																				
Grade:	C - Average		WSFlue:	Rating:																									
Year Blt:	1925	Eff Yr Blt:																											
Alt LUC:			<b>CONDOS INFORMATION</b>																										
Jurisdct:	G16	Fact:	.	Location:																									
Const Mod:			Total Units:																										
Lump Sum Adj:			Floor:																										
<b>INTERIOR INFORMATION</b>						% Own:																							
Avg Ht/FL:	STD		Name:																										
Prim Int Wal	2	- Plaster	<b>DEPRECIATION</b>																										
Sec Int Wall:			Phys Cond:	AG - Avg-Good	26.	%	Exterior:							No Unit	RMS	BRS	FL												
Partition:	T	- Typical	Functional:							2	6	2																	
Prim Floors:	3	- Hardwood	Economic:																										
Sec Floors:			Special:																										
Bsmnt Flr:	12	- Concrete	Override:																										
Subfloor:			<b>CALC SUMMARY</b>																										
Bsmnt Gar:			Basic \$ / SQ:	180.00						<b>COMPARABLE SALES</b>																			
Electric:	3	- Typical	Size Adj.:	1.04179096						Rate	Parcel ID	Typ	Date	Sale Price															
Insulation:	2	- Typical	Const Adj.:	0.98000199																									
Int vs Ext:	S									Adj \$ / SQ:	183.772																		
Heat Fuel:	1	- Oil	Other Features:	138500																									
Heat Type:	5	- Steam	Grade Factor:	1.00																									
# Heat Sys:	2									NBHD Inf:	1.00000000																		
% Heated:	100	% AC:	NBHD Mod:																										
Solar HW:	NO	Central Vac:	NO	LUC Factor:	1.00																								
% Com Wal			% Sprinkled	Adj Total:	735732																								
<b>MOBILE HOME</b>						WtAv\$/SQ:		AvRate:		Ind.Val																			
						Juris. Factor:		1.00		Before Depr:		183.77																	
						Depreciation:		194233		Special Features:		0		Val/Su Net: 119.93															
						Depreciated Total:		541499		Final Total:		541500		Val/Su SzAd 202.05															
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 126.0-0001-0008.0												<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							<b>AssessPro Patriot Properties, Inc</b>					
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700		4,700												
19	Patio	D	Y	1	10X15	A	AV	2010	4.75	T	7.2	104			700		700												
More: N	Total Yard Items:	5,400		Total Special Features:															Total:	5,400									